

Capitol Restoration Task Force

Senate Majority Caucus Room
Statehouse, Boise, Idaho
August 22, 2005

DRAFT MINUTES **(Subject to Committee Approval)**

The meeting was called to order at 1:46 pm on August 22, 2005 by Co-chair Pro Tem Bob Geddes. Other committee members present were: Co-chair Speaker Bruce Newcomb, Senators Bart Davis, Joe Stegner, Brad Little, Mike Burkett, and Representatives Lawrence Denney, Mike Moyle, Julie Ellsworth and Wendy Jaquet. Also in attendance were Ad Hoc committee members Pam Ahrens and Carl Bianchi, and Legislative Services staff members Eric Milstead and Lisa Kauffman.

Others present were Jack Lemley and Tom Woodall of Lemley and Associates, Inc.; Ward Simpson, Paul Brown and Chuck Kluener of 3D/International; Jan Frew and Tim Mason, Department of Administration; Charles Hummel, Hummel Architects PLLC; Andrew Erstad, Erstad Thornton Architects; and Jeff Youtz, Supervisor, Legislative Services Budget & Policy Analysis Office.

Co-chair Senator Geddes reintroduced **Eric Milstead**, Legislative Services Budget Analyst, who then proceeded to update the task force and audience on the trip that some of the committee members made to Utah to view the Capitol and its restoration process. **Mr. Milstead** handed out copies of the webpage for the State of Utah Capitol Preservation Board (Attachment 1). He gave a brief summary of the \$212-\$220M restoration project which involved restoring the actual Capitol building and the addition of two new buildings that are adjacent to the Capitol. These new buildings are connected to the Capitol by an underground tunnel. A lot of the money spent on the restoration was allocated to shoring up the existing foundation to make it earthquake proof. The outside architectural style of the new buildings is not the same as the original Capitol but it is complimentary which has been a concern here with our restoration plan. Utah is funding their renovation in a piece meal fashion by bonding for \$50M for the next four years to pay for their renovation. **Mr. Milstead** invited the committee members who participated on the trip to give a brief summary of the trip.

Co-chair Senator Geddes stated that the trip was very informative and gave them a really good idea of what this state would be going through once the renovation process starts. He was thankful that we would not need to reinforce our foundation in the case of an earthquake due to the high cost involved.

Representative Jaquet met with the Utah Preservation Board Public Information Officer and she was told that the elected officials of their state were behind the project 100% which made a large difference in how it was perceived by the public. They kept the project separate from the Division of Building Management (DBM) because the focus of the project was so large and that freed them up so they could attend to other state buildings that needed their attention. They hired a separate construction manager to oversee the project and he hired the architects and

engineers to work under him so they did not need to utilize the staff from DBM. They also had a 15-person board which included members from the House, Senate, Supreme Court, Governor's Office and public citizens, and three subcommittees that specialized in operations, preservation and art placement. They also had public hearings all across the state which gave them a lot of good ideas of what the public really wanted to see. She also said that they were committed to a citizen's legislature, and saw the need for staff space expanding in the future so they could continue to provide the level of service that they currently do since they feel that their districts were only going to get larger. They provided for that by planning for more staff offices in the master plan. **Representative Jaquet** did feel that overall Utah spent way too much money in trying to be authentic, even though the public hearings supported that, and felt that we could certainly cut the cost down considerably if we did not pursue being authentic on every single detail of the renovation of the main building. She said that Utah had suggested that we go to Texas to view their restoration since it appears to be similar to what we would like to do in Idaho.

Senator Stegner felt the trip was very informative and really put into perspective what we will be facing in the future when our renovation starts. He said that Utah built the additional buildings first, moved everyone out of the main building, and then began restoring the Capitol which has seemed to work very well. The two buildings were originally built to house the legislators, staff and committee meeting rooms but after the restoration of the main building is complete the two additional buildings will again be remodeled to accommodate staff and offices once the legislature moves back into the Capitol.

Carl Bianchi, Ad Hoc member, stated that the trip was very worthwhile and he liked the idea of the underground tunnel system and the way they restricted access to portions of the tunnels to just staff and the legislators during session. That was something that this committee had not considered and he felt that might be something we would like to pursue to ensure everyone's safety. He said the Utah staff said that the first session held off site was this year and although they felt the relocation went smoothly the biggest problem they had was in the technology area in regards to the electronic voting boards, calendars and things of that nature, and he felt that was something that we could learn from and perhaps be better prepared for.

Senator Burkett was impressed that they went through a major planning stage before actually beginning the project and how organized they were so that things progressed smoothly.

Representative Ellsworth said that preplanning and understanding the history of the building beforehand has been the key to their success. Because they had done research into the actual history of the building itself, they didn't run into as many surprises once they started the renovation as they might have had they not done the historical research on the structure.

Pam Ahrens, Ad Hoc member, said that she agreed, because of the intensive planning that had been done beforehand they have been able to stay within their budget and timeline for project completion.

Ms. Ahrens then introduced **Paul Brown**, an architect from 3D/International, who gave a PowerPoint presentation on the wings addition (Attachment 2). He stated that the Idaho State Capitol has unique characteristics consistent with the 'gilded age' such as a large dome, symmetrical floor plans, and the House and Senate chambers are divided equally on each side of the structure with the rotunda in the middle. He said what makes Idaho unique is that on the main level the stair access is located at the front as well as the ends of the building which is atypical and which poses architectural challenges. He also said that most capitols are located

on top of a hill, near a river or in the center of an urban area with extensive grounds and we are not situated that way. We are in an urban area but we don't have a lot of room to expand to where we can keep the integrity of the building balanced with the architectural style. The neo-classical style has a very strict proportioning system that relates building width with the overall height of the dome and there is a mathematical sequence that they use to ensure that it is visually balanced to the eye.

3 D/International explored the addition of adding two wings to either side of the existing building which would add approximately 200,000 square feet but it does change the proportional height and width of the building. By adding above ground wings you would also lose the recently refurbished staircases at each end. Cost of the above ground wing expansion was estimated to be \$143,800,000 (\$719/sf) for 200,000 GSF. Restoration costs to the existing building would be \$74,900,000 (\$388/sf) for 193,000 GSF which would make the total for expansion and restoration \$218,700,000 for 393,000 GSF.

Another option is to build atrium level wings which would be located underground. 3D/International did the renovation on the Austin, Texas State Capitol and designed the atrium level wings for that project. The two wings would be two levels down and attached to the main building adjacent to the House and Senate chambers with the vertical circulation (staircases, elevators) located on either end of the existing building. These atrium level wings would house additional committee rooms and office space for less money. The atrium wings addition would provide 100,000 GSF at a cost of \$32,600,000 (\$326/sf).

If the Ada County Courthouse were to be refurbished there would an underground tunnel connecting the courthouse to the House side of the garden wing. Cost to remodel the courthouse would be \$5,740,000 (\$100/sf) for 57,400 GSF, the addition would be \$20,230,000 (\$238 s/f) for 85,000 GSF. A final option included a West Annex and would be \$23,800,000 (\$238 s/f) for 100, 000 GSF.

Representative Moyle asked if the atrium wings could be configured so that if we wanted to build an above ground wing addition on top that the existing structure could support that. **Mr. Brown** replied that footings and support structure could be put in place when they are building the atrium wings that would support the addition of above ground wings if they wished to expand in the future.

Carl Bianchi pointed out that if we remodel the Ada County Courthouse and do the underground wings expansion then the entrance to the courthouse would be shifted to the 6th Street side in order to connect to the tunnel and circulation stairways. **Mr. Brown** said that statement was correct.

Co-chair Senator Geddes asked **Pam Ahrens** to review the 2000 Capitol Master Plan and provide updated figures as to square footage needs (current needs and estimated future needs) as they relate to the Capitol Restoration and the Capitol Mall and to assess future parking needs as well. He requested an analysis of our funding mechanism to see if we can fund the space that we need **Mrs. Ahrens** replied that she would furnish that at the next meeting.

Senator Stegner had asked **Eric Milstead** to review revenue provided by House Bill 386 and how that could finance construction of additions to the Statehouse. **Mr. Milstead** distributed that handout to the committee which discussed the revenue stream, construction costs, a 'pay-as-you-go' approach and bonding alternatives (Attachment 3).

Senator Stegner made a motion that we visit the Texas State Capitol in Austin, TX. The motion was seconded by **Senator Davis**. The motion was unanimously approved.

Co-chair Senator Geddes asked **Eric Milstead** to arrange a tour of the Texas State Capitol restoration and extension. The restoration of the Texas Capitol included an extension of 750,000 square feet located in an underground addition. The Texas trip will tentatively be scheduled for October 3rd-4th and will be followed by another task force meeting in Boise on October 5th.

Representative Jaquet requested that we revisit the 2002 Master Plan to justify the additional space that we are seeking. **Co-chair Senator Geddes** asked **Pam Ahrens** to present that plan at our next meeting and she agreed.

Senator Little asked **Eric Milstead** to touch base with **Treasurer Ron Crane** on the Millennium Fund payouts to make sure that future payments to Idaho are secure and **Mr. Milstead** agreed to check into that and report back to the committee at the next meeting.

Co-chair Representative Newcomb asked **Jack Lemley** if we build the two underground wings, remodel the Ada County Courthouse and restore the Capitol are we better off to do it all at once or to stagger the construction? **Mr. Lemley** replied that it is better to start now and to do it all at once since bonding rates may not be favorable down the road. **Co-chair Representative Newcomb** asked **Eric Milstead** to double check with the Treasurer's Office on the bond rates. He feels that it would be better to bond all at once and have less disruption in the building process.

Senator Burkett commented that we will need to find 42,000 square feet to house the legislature, staff and statehouse employees while we renovate.

Representative Denney asked **Pam Ahrens** to find out how much it is going to cost the state to move everyone out of the statehouse for 30 months. He stated that his first priority is still to renovate this building before starting on anything else.

Senator Davis stated that until we get the information that was requested today from **Pam Ahrens** and **Eric Milstead** that this committee cannot go forward so he made a motion to adjourn. Motion was seconded by **Senator Burkett**. The motion was unanimously approved.

Meeting was adjourned at 4:54 pm.